

Home Occupations

Gallatin County

- Allowed as Accessory Use in AG-Sub, Res –Sub, R-1, R-2, R-2a, R-3a, and R-3 districts
- Defined as any use conducted entirely within a dwelling, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and which meets the requirement of the title.
- Necessary Conditions:
 - Such occupation shall be conducted solely by residence with not more than one half-time nonresident employee;
 - No more than 25% of the gross area of all structures shall be used for such purpose;
 - No use shall require internal or external alterations or involve construction features or use electrical or mechanical equipment that would change the fire rating of the structure;
 - No home occupation shall cause an increase in the use of any one or more utilities so that the combined total use for dwelling and home occupation purposes exceed the avg for residences in the neighborhood;
 - There shall be no outside storage of any kind related to the home occupation;
 - The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time.
 - No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists.

Cascade County

- Allowed as Accessory Use in Ag, Rural Res-5, Sub Res-2, Sub Res-1, Urban Res, mixed use, Mobile home districts
- Defined as any occupation, profession, enterprise, or similar activity that is conducted on the premises of a single-family residence as an accessory use and that would be compatible in size and scope in urban residential setting; the term does not include hobbies or similar non-commercial activities or any activity that would meet the definition of heavy industry.
- Necessary Conditions:
 - Be carried on only within the principal or accessory bldg..
 - Be incidental and secondary to the use of the dwelling unit for residential purposes;
 - Be carried on by a member of the family residing in the dwelling unit; and
 - Conform to the following additional conditions:
 - There shall be a limit of one exterior sign, no larger than 3 sq. ft. in size, which shall not be mounted on a pole or in the air, and must be placed on the home within 4 ft. of the main entry door.

- There shall be no exterior storage of materials or variation from the residential character of the principal bldg;
- No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced; and
- Employment of members of the immediate family only is permitted.

Yellowstone County

- Allowed as Accessory Use in all Ag and Res zones.
- Defined as an occupation carried on by an occupant of a dwelling, which is located in a residential zoning district, as an accessory and incidental activity to the main residential use of the bldg.
- Necessary Conditions:
 - The home occupation shall not generate traffic before 7:30am and after 6pm
 - The occupation should not generate, on average more than 4 vehicle trips to residence during any hour.
 - The occupation to be performed must be a use which is allowed outright in the residential professional zoning district.
 - No person shall be employed other than the residents of the dwelling.
 - The occupation shall be conducted entirely within the dwelling or an accessory bldg.
 - The floor area devoted to the occupation shall not exceed 500 sq. ft. or 25% of the total ground area occupied by the bldgs. whichever is less.
 - The occupation shall not produce light, noise, vibration, glare, fumes, odors, electrical interference, etc. which is inconsistent with the character of the residential area.
 - There shall be no sign advertising or calling attention to the home occupation on the premises.
 - There shall be no display, evidence or activity apparent from the exterior of the lot which would indicate that the premises are being used for any purpose other than that of a dwelling.
 - There shall be no group instruction, assembly or activity for greater than 5 persons.
 - 1 business vehicle that is associated with the Home occupation and which does not exceed 8,000 lbs gross vehicle weight, may be parked stored on the premises. In addition, there shall be no outside storage of materials or equipment related to the home occupation, except the 1 allowed business vehicle.

Butte/ Silver Bow County

- Permitted any residential zone
- Definition an occupation carried on entirely within a residence by members of the family who reside on the premises and one employee in addition to members of the family involved in the occupation and in any case no more than two persons in any dwelling unit, which activity is clearly incidental to the use of said residence as a dwelling and

does not change the residential character thereof, is conducted in such manner as to not give any outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term, and does not infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zone was created and primarily intended.

- Necessary Conditions:
 - Shall be no structural alterations to accommodate the home occupation. Entrance to the space devoted to the occupation shall be from within the residence except where otherwise required by law;
 - The use area for a home occupation, including all storage space shall not occupy more than 25% of the total floor area of either the residence and/or any garage or accessory bldg.. Garage and accessory bldg. shall only be used in conjunction with the home occupation for storage or incidental activities directly related to the home occupation and in no case shall auto repair, auto painting or other auto related activities be permitted;
 - Members of the family who reside on the premises and one employee in addition to members of the family involved in the home occupation and in any case no more than two persons in any dwelling unit shall be engaged in said occupation;
 - No outside storage of materials
 - No window display nor shall sample commodities be displayed;
 - Only one nonluminous sign, not to exceed 1 sq. ft..
 - Sale of products produced or directly related to the home occupation may be permitted subject to a CUP
 - The occupation shall not produce light, noise, vibration, glare, fumes, odors, electrical interference, etc. which is inconsistent with the character of the residential area.
 - There shall be only 1 vehicle used for commercial purposes for each dwelling
 - No delivery of commodities or materials of such a bulk or quantity as to require delivery by a commercial motor vehicle or a trailer.

Accessory Apartments

Gallatin County

- Nothing on accessory apartments in the Res and Ag zones.
- Guest house allowed as Accessory Use in AG-Sub, Res –Sub, R-1, R-2, R-2a, R-3a, and R-3 districts
- Guest house defined as attached or detached accessory bldg. used to house guests of the occupants of the principal bldg. and which is never rented or offered for rent. Any guest house providing cooking facilities shall be considered a dwelling unit

Cascade County

- Accessory Dwelling
 - Permitted use in Ag. Urban Residential and Mixed use
 - Special use in Rur Res-5, Sub Res-2. Sub Res-1
- Accessory Dwelling unit defined as a separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure or accessory structure.
- Guest House defined as an attached or detached accessory bldg. used to house guests of the occupants of the principal bldg. and which is never rented or offered for rent.

Yellowstone County

- Nothing on accessory apartments in the Res and Ag zones.

Butte/Silver Bow County

- Nothing on accessory apartments in the Res and Ag zones.